

Chapter 12.24

REQUIRED IMPROVEMENTS

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- 12.24.010 Certification of improvements.**

No final plat of a subdivision of land shall be recorded, except as provided in section 12.08.030, without receiving a statement signed by the community development department certifying that the improvements described in the subdivider's plans and specifications together with the city's bond calculations meet the minimum requirements of all ordinances of the city, that they comply with the standards and requirements of the health department, the community development department, the planning

commission and the city fire department.

12.24.020 Storm Sewers.

Storm sewers shall be constructed throughout the entire subdivision to carry off water from all inlets and catch basins, and shall be connected to an adequate outfall. A storm water drainage system subject to the approval of the community development department shall be provided, and shall be separate and independent of the sanitary sewer system. The final plans for the drainage system shall be prepared by a licensed engineer not in the employ of the city. The system shall be designed to convey a one in 100-year storm through the subdivision without inundating homes or other structures built on the lots.

12.24.030 Storm drainage.

No ditch or canal shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ditch or canal company or of the water users for such use. No ditch or canal shall be used for storm waters unless adequately improved to handle such water as might be reasonably expected to flow from canal and ditch water, subdivision runoff water, and other water expected to reach such canal or ditch. No ditch, canal or other waterway shall be permitted within property dedicated or to be dedicated for public use, except in city approved pipe systems. The subdivider shall remove such waterways from property to be so dedicated prior to the construction of required off-site improvements.

12.24.040 Street improvements.

The subdivider shall submit a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision to the community development. Plans and profiles are to be prepared by a licensed professional engineer not in the employ of the city and shall be accompanied

by the final plat. The community development department shall within a reasonable time not to exceed 20 days from the receipt of the plans and profiles, notify the subdivider of approval, and in case of disapproval the reasons therefor.

A. At least ten days prior to the commencement of construction, the subdivider shall furnish to the community development department three complete sets of approved construction plans and profiles of all streets, existing and proposed. Such plans and profiles shall include:

1. The designation of limits of work to be done;
2. The location of the bench mark and its true elevation according to city datum, all profiles to be referred to that datum;
3. Profiles which indicate the finished and existing grades for each side of the street. Separate profiles, clearly designated, shall be made for each side of the street;
4. Construction plans which include the details of curb and gutter and street cross-sections, location and elevation of manholes, catch basins and storm sewers, elevations and location of fire hydrants and any other detail necessary to simplify construction;
5. Complete data for field layout and office checking;
6. On curb returns, at least two additional control points for elevation besides those at points of curvature. Control points shall be staked in the field to insure drainage at intersection; and
7. The street address of the project.

12.24.050 Arrangement of streets.

The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access shall be deemed necessary by the planning commission. New streets must connect with existing public streets.

12.24.055 Utilities and facility systems to be underground.

All utility and facility systems including, but not limited to, all poles, towers, wires, lines, cables, conduits, and pipes providing service such as electricity, telephone, telegraph, cable television, gas, water, sewer, steam or petroleum including service drops, distribution systems, and transmission systems shall be placed underground in accordance with city ordinances and policies.

12.24.060 Pavement requirements.

A. All streets within the city shall be improved with pavements bounded by integral concrete curbs and gutters to an overall width in accordance with the standards, rules and regulations approved by the city council.

B. Pavements shall be constructed in accordance with the requirements of the standards, rules and regulations approved by the city council.

12.24.070 Curbs, gutters, sidewalks and park strips.

A. Curbs and gutters on all streets shall be concrete of the standard high back-type unit, not less than two feet, six inches in overall width, and not less than six inches thick where the curb abuts the street pavement. Low back curb may be installed in cul-de-sacs and wherever approved by the city engineer.

B. All curb corners shall have a radius of not less than 25 feet.

C. The subdivider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions.

D. The subdivider may be required by the city to install landscaping in the area between the curb and sidewalks. The type and amount of landscaping required shall be at the discretion of the community development director and shall vary within the development.

E. Waterways shall meet APWA standards.

F. The plants and other landscaping

material that best serve the intended functions shall be used. Landscaping material shall be appropriate for local environment, soil conditions and availability of water.

12.24.080 Street name signs.

Street name signs, conforming to the design and specifications and in the number provided by the standards, rules and regulations of the community development department, shall be provided by the developer at all street intersections. Installation shall be made by the city to insure uniformity.

12.24.090 Trails.

The subdivider shall dedicate trails necessary to provide public access to public lands and other trails shown on the city's general plan or required by the planning commission. Trails shall be located so that the route is feasible for both construction and long term maintenance; insurmountable physical obstructions shall be avoided. The specific location of the trail right-of-way shall be verified on the ground before approval of the subdivision. The amount of land required for trail dedication without compensation shall not exceed five percent of the land within the subdivision excluding trails located within a standard street right-of-way.

12.24.100 Fire hydrants.

Fire hydrants shall be installed in all subdivisions in accordance with the regulations of the fire department.

12.24.110 Storm water inlets and catch basins.

Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the community development department, as necessary to collect the runoff from a storm of one in ten year intensity wherever drainage exceeds carrying capacity of curb and gutter or waterway at that point, or as directed by the

city engineer.

**12.24.120 Open ditches and canals—
Permitted when.**

Open ditches or canals shall not be allowed within or adjoining a subdivision except along rear or side lot lines. The subdivider shall work with irrigation, drainage or ditch companies as to:

A. Methods of covering, realigning or eliminating ditches or canals within or adjoining the subdivision;

B. The size of pipe and culverts required; and

C. The responsibility for the periodic inspection, cleaning and maintenance of such ditches, pipes and culverts. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert must be approved by the community development department.

12.24.130 Fencing requirements.

The subdivider shall install a six-foot, nonclimbable chain-link fence, or its equivalent, in conformance with the standards and rules and regulations adopted as provided in section 12.20.010, along all open ditches, canals or waterways, nonaccess streets, open reservoirs or bodies of water, railroad rights-of-way and other such features of potentially hazardous nature on, crossing or contiguous to the property being subdivided, except along those features which the planning commission shall determine would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public. Fencing and landscaping along nonaccess streets shall be reviewed and approved by the planning commission to provide a uniform and esthetically pleasing streetscape.

**12.24.140 Construction of
improvements.**

A. 24 hours prior to construction of any required improvements, the community development department shall be notified so

that proper inspection may be provided and so that it may be determined whether or not proper authorization and/or required permits for construction have been obtained.

B. As-built plan and profile drawings shall be furnished to the community development department of all street improvements, storm sewer, sanitary sewer and water systems upon completion. The city shall retain the improvement bond until such plans have been submitted.

C. Extreme care should be exercised on the part of the subdivider, the contractor and all other associated agencies for the protection and maintenance of all existing or newly placed improvements or facilities within the roadway sections during development.

D. Prior to any bond release, the subdivider shall install metal front lot corners at an offset in the top back of curb or sidewalk for all lots within the plat.

12.24.150 Responsibility for damages.

All damages to any bonded improvements or facilities incurred during the period of development shall be the sole responsibility of the subdivider and must be replaced to the satisfaction of the city before final acceptance of any improvements caused by the subdivider or any agents of the subdivider shall be repaired by the subdivider to the satisfaction of the city prior to final acceptance and bond release.

12.24.160 Performance bonds.

A. In lieu of actual completion of the improvements listed in this chapter, subdividers may file with the city a cash bond, an escrow agreement, or an irrevocable letter of credit in an amount specified by the community development department to assure actual construction of such improvements within a two-year period. 25 percent of the bond amount for public improvements such as curb, gutter, sidewalk, road surfacing, flood control and fire hydrants shall extend for a one-year period beyond the date the

improvements are completed to guarantee replacement of defective public improvements. The bond or agreement shall also secure all lot improvements on individual lots on the subdivision which are required in this chapter. The bond or other security shall be approved by the city attorney prior to plat recordation.

B. If the city determines that the required improvements should be completed in a specified sequence and/or in less than a two-year period in order to protect the health, safety and welfare of the city or its residents from traffic, flood, drainage or other hazards, it may require in approving the final subdivision plat that the improvements be installed in a specified sequence and period which may be less than two years and shall incorporate such requirements in the bond.

C. Inspections shall be made within seven calendar days from the date of the request. If inspection shows that city standards and specifications have been met in the completion of such improvements, the bond shall be released within seven days from the time of inspection and filing of the as-built plan and profile drawings. If the bonds are not released, refusal to release and the reasons therefor shall be given to the subdivider in writing within 14 days from the time of the inspection.

12.24.170 Exemptions.

The city and public and quasi public uses shall, upon the submission of a letter guaranteeing the improvements required by this chapter, be exempt from the provisions of section 12.24.160, subject to approval of the community development director.

12.24.180 Fee in lieu of required improvements.

A. Where present conditions exist which make it unfeasible or impractical to install any required public improvements, the city may require the subdivider to pay to the city a fee equal to the estimated cost of such

improvements as determined by the director of community development. Upon payment of the fee by the developer, the city shall assume the responsibility for future installation of such improvements.

B. The treasurer shall establish a special account for such fees and shall credit to such account a proportioned share of interest earned from investment of city monies. Records relating to identification of properties for which fees have been collected, fee amounts collected for such properties and money transfer requests shall be the responsibility of the community development department.

12.24.190 Street lighting.

A. The subdivider shall install street lights. The street lighting shall be 100-watt (5600 lumens) high-pressure sodium vapor luminaire with photo cell. A 100-watt (9500 lumens) high-pressure sodium vapor luminaire with photocell shall be used at intersections.

B. Street lights shall be on an average no more than 275 feet apart. Placement shall alternate from one side of the street to the other and shall be placed on side property lines. At intersections the street light shall be located near the intersection.

C. The street light fixtures shall be “town and country” or similar lighting fixture with power underground.

D. The lights shall be installed in the space between the curb and sidewalks. In situations where the sidewalk is integral, the street light shall be placed within two feet of the sidewalk.

E. Final placement of street lights shall be approved in writing by the city or its designee.